

PLANNING COMMISSION MINUTES

July 16, 1991

Present: Vice-Chairman Kathi Izatt, Berwyn Andrus, Dick Dresher, Mike Holmes, Elaine McKay, Jeff Chretien; Les Foy, City Council Rep.; Paul Rowland, Assistant City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Chairman Cheryl Okubo, Mick Johnson; Jack Balling, City Engineer

Invocation: Jeff Chretien

Minutes of July 2, 1991 were unanimously approved as written. Subdivisions - Preliminary:

7-16-91.7A Maple Hills #4, 1800 E. Maple Hills Dr., Ron Marshall
Field Trip Item - Tabled from July 2, 1991 Meeting

When presented to the Planning Commission July 2, 1991, the site plan showed two designs; one would be to develop a loop road connecting Cove Lane and Maple Cove Drive across the ridge, which would result in deep scarring of the hillside with cuts and fills. This plan was given preliminary approval in 1987 and supports the ordinance. The other plan presented by the current developers is to terminate each of these roads into cul-de-sacs, with excessively long streets (1100 ft. and 1000 ft.). Ordinance allows dead-end streets of 600 ft. This item was tabled to allow the Planning Commission to take a field trip to study the property.

At the end of the cul-de-sacs, there would be three flag lots that would need variances to exceed the maximum distance allowed by ordinance (250 ft.) One would be 500 ft. and the other two would be between 350-400 ft. ordinance will allow up to 500 ft. but only when special requirements are met. Variances are needed for the cul-de-sacs and the flag lots in this project.

There was discussion about considering an ordinance change regarding the 600 ft. limit on dead-end roads. Les Foy said he was more comfortable in granting a variance than changing the ordinance. If the ordinance is changed, you have to live with it forever because it is hard to change it back. However, you will have more problems with steeper roads than with cul-de-sacs.

Two issues under consideration: if we want to consider cul-de-sac length, and whether to pursue any action on Maple Hills #4.

Mike Holmes made a motion to have the Engineering Dept. do a study on cul-de-sac lengths, and table Maple Hills #4 until the report is completed; seconded by Berwyn Andrus; Elaine McKay and Les Foy opposed; majority approved the motion 5-2.

Commercial Applications:

7-16-91.10A Bob's Oil Exchange, 180 N. 500 W., Bob Thurgood

This property is located on the SE corner of 500 W. and 200 N. The building will have 3 service bays and 3 carwash bays. Staff recommends preliminary and final approval subject to the following conditions:

1. Sanitary sewer connection must be approved by and letter issued by South Davis Sewer District. Connection fees must be paid to Bountiful City;
2. Culinary water connection must include an approved back flow prevention device and be approved by Bountiful City Water Dept., and payment of connection and meter fees;
3. The proposed development does not provide for storm water detention; payment of \$1,399 fee is required;
4. Dumpster to be screened with a noncombustible material that matches the architectural style of the building;
5. Construction drawings are subject to review and compliance with all building codes adopted by Bountiful City;
6. All oil storage tanks must meet state, local and federal regulation for storage of new and used petroleum products;
7. City requires a 7 ft. wide public utility easement across the frontage of the property on both 500 West and 200 North. Other easements may be required by the Power Dept. along with approval by said department before permit is granted for their easements;
8. Landscape and automatic sprinkler plan to be prepared and stamped by a licensed landscape architect for review and approval by City Planning Director;
9. Site bond must be posted and all required fees paid. Bond is 5% of the building valuation or \$5,000, whichever is greater.

A vacant home on the property will remain. The SBA will not allow the home to be sold separately from the rest of the property, and since it is part of a commercial property, they do not want him to rent it as a residence. He can use it for his office or rent it as a commercial building. There is ample parking for both.

In calculating the landscape requirements, it is 500 sq. ft. short if the area with the existing home is not counted. If the home is included in the calculations, then there is 1,000 sq. ft. over that required by ordinance. Mr. Thurgood said he would increase the landscaping in the area of his business and leave the house portion separate. Planning Commission felt this was the best solution.

Les Foy made a motion to grant final approval to Bob's Oil Exchange, subject to conditions outlined by staff, and modifying the landscape plan to make sure that it meets the minimum requirements of the city; seconded by Elaine McKay; voting was unanimous.

Meeting adjourned at 7:45 PM.